



PUBLIC NOTICE

US Army Corps
of Engineers
New York District
Jacob K. Javits Federal Building
New York, N.Y. 10278-0090
ATTN: Regulatory Branch

In replying refer to:
Public Notice Number: 2005-00186-J2
Issue Date: May 18, 2005
Expiration Date: June 18, 2005

To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Rose City Radio Corporation
Patterson Plank Road East
Carlstadt, New Jersey 07072

ACTIVITY: Discharge fill material into waters of the United States, including wetlands, for the construction of a radio transmission building with associated paved parking and access road, and install seven approximately 400-foot tall radio transmission towers supported by guy wires interconnected by pile-supported timber walkways.

WATERWAY: Hackensack River

LOCATION: Borough of Carlstadt, Bergen County, New Jersey.

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity.

CENAN-OP-RW
PUBLIC NOTICE NO. 2005-00186-J2

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions or proposed actions, that are either permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). Based upon a review of the "Guide to Essential Fish Habitat Designations in the Northeastern United States," issued by the National Oceanic and Atmospheric Administration/National Marine Fisheries Service, the EFH for several aquatic species and their life stages in the proposed project area could potentially be impacted by the proposed work. Further consultation with National Marine Fisheries Service regarding EFH impacts and conservation recommendations is being conducted and will be concluded prior to a final decision on the application.

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision.


Pursuant to Section 307 (c) of the Coastal Zone Management Act of 1972 as amended [16 U.S.C. 1456 (c)], for activities under consideration that are located within the coastal zone of a state which has a federally approved coastal zone management program, the applicant has certified in the permit application that the activity complies with, and will be conducted in a manner that is consistent with, the approved state coastal zone management program. By this public notice, we are requesting the state's concurrence with, objection to, or waiver of the applicant's certification. No permit decision will be made until one of these actions occur. For activities within the coastal zone of New Jersey the applicant's certification and accompanying information is available from the New Jersey Department of Environmental Protection, Bureau of Coastal Regulation, CN 401, 501 East State Street, Second Floor, Trenton, New Jersey 08625-0401, Telephone Number (609) 633-2289. Comments regarding the applicant's certification should be so addressed.

In addition to any required water quality certificate and coastal zone management program concurrence, the applicant has obtained or requested the following governmental authorization for the activity under consideration: New Jersey Department of Environmental Protection Waterfront Development Permit

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It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact this office at (917) 790-8412 and ask for James H. Cannon.

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>

FOR 
Richard L. Tomer
Chief, Regulatory Branch

Enclosures

WORK DESCRIPTION

The applicant, Rose City Radio Corporation and owner of radio station WSNR, has requested Department of the Army authorization to discharge fill material into waters of the United States to facilitate the construction of a radio transmission building with associated paved parking and access road, and install seven approximately 400-foot high radio transmission towers supported by guy wires and interconnected by pile supported timber walkways. The proposed activities would take place on a 60.96 acre leased portion of the Bloomberg Communications, Inc. site (transmission site for radio station WBBR), located within the Hackensack River Basin, in the Borough of Carlstadt, Bergen County, New Jersey. The majority of the site is classified as an estuarine intertidal emergent wetland, and is dominated primarily by common reed (Phragmites australis).

The proposed work would involve the discharge of approximately 2,685 cubic yards of fill material into approximately 0.44 acres of waters of the United States, including wetlands, to facilitate the construction and installation of a radio transmission building with associated paved parking, and a 375 linear foot long by 15 foot wide (top grade) gravel access road. The proposed activities would include the construction and installation of seven radio transmission towers ranging in height from 409 feet to 435 feet with each tower being supported by approximately 25 screw anchors. Each radio tower would be surrounded by 120, four hundred foot long, 1/8-inch diameter copper radial wires. Generally, radial wires conduct radio frequency ground currents back to the antenna. The first 40 feet of each of these radials would be elevated off the ground three feet above the mean high water elevation (3.55 feet NGVD) of the Hackensack River. The remaining 360 feet would be placed on the ground. These additional elevated radial wires would extend a distance of forty feet from each tower. Those ground radial wires associated with radio towers No. 4 and No. 7 in the area of the Hackensack River would be replaced with five, 4-inch coppers straps (a total of ten) that would extend into the Hackensack River approximately 48 to 188 feet. An associated 20 foot long by 10 foot wide pile supported antenna tuning unit equipment shed would be constructed along side each tower. Approximately 2,911 linear feet of associated 4 foot wide pile supported elevated timber access walkways would be constructed and would connect each of the radio transmission towers with the radio transmission building. The proposed screw- anchored radio towers, access walkways, and equipment sheds would be elevated approximately 4 feet above the existing ground elevation. Temporary impacts associated with the proposed project include the installation of timber construction mats to allow equipment access through the site. Upon completion of the proposed work, the temporary construction mats would be removed from the wetland areas thus allowing preconstruction conditions to be restored. There are currently four existing radio transmission towers at the Bloomberg Communications, Inc. site which will be unaffected by the proposed construction.

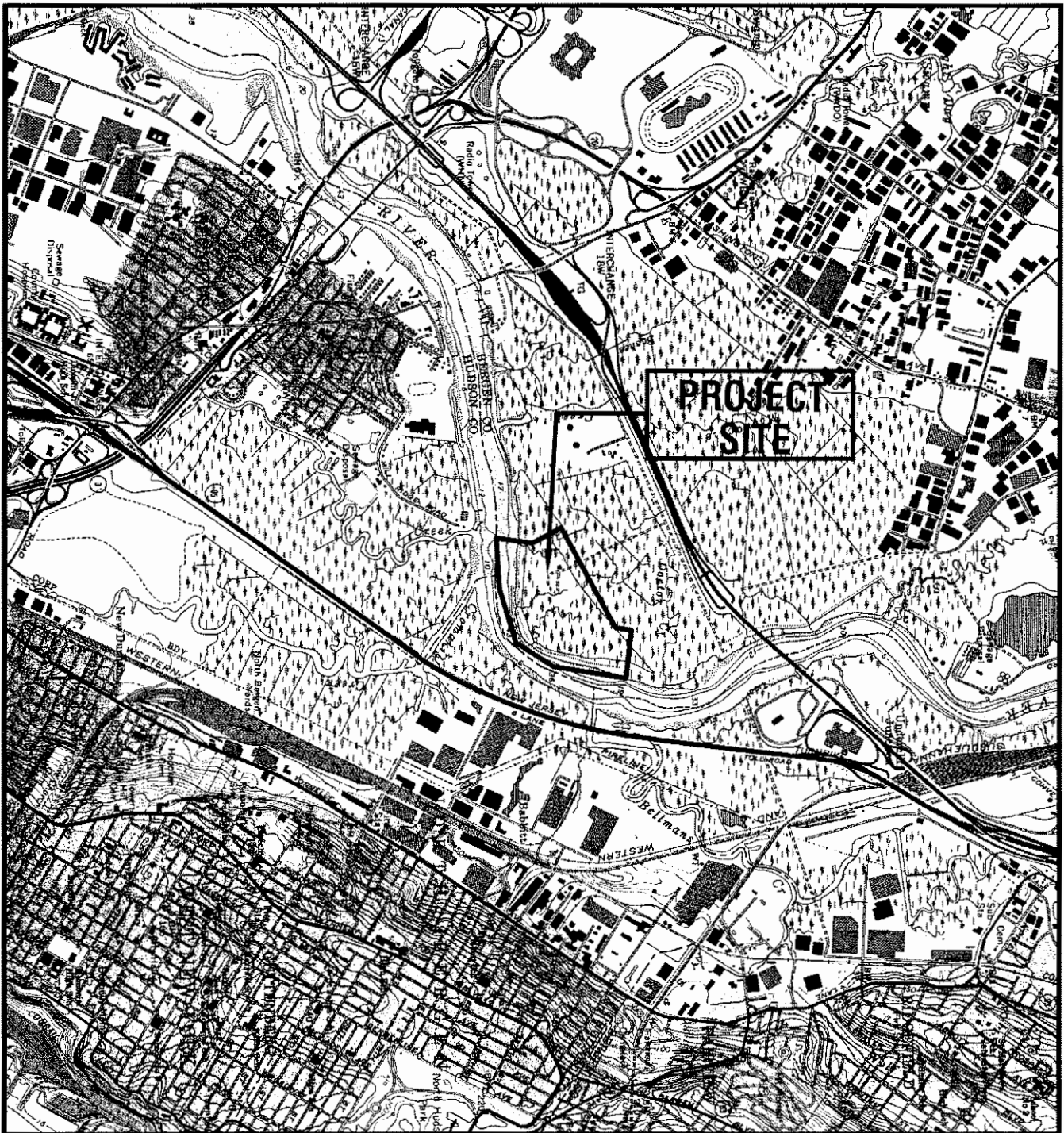
To compensate for the 0.44 acres of permanent wetland impacts associated with the proposed activities, the applicant proposes to enhance an additional 1.32 acres of existing estuarine intertidal emergent wetlands, currently dominated primarily by common reed (Phragmites australis), in an area adjacent to the New Jersey Meadowlands Commission and Encap Golf

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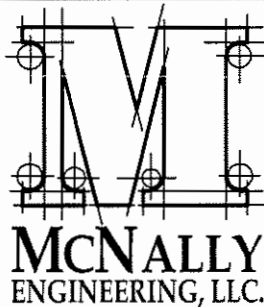
Holdings, LLC wetland mitigation site located along Berry's Creek, in the Borough of Rutherford, Bergen County, New Jersey, as shown of Figures 15 and 16 of the attached drawings.

The stated purpose of this project is to relocate the existing radio transmission towers facilities and maintain continued transmitting operations. There are currently five existing and active WSNR radio transmission towers located at the former Lyndhurst Landfill site located in the Township of Lyndhurst. As part of an approved New Jersey Department of Environmental Protection Remedial Action work plan for the closure of the landfill and the condemnation of the property by New Jersey Meadowlands Commission, WSNR is required to relocate the radio transmission towers to another site.

The proposed radio tower relocation site located on the Bloomberg Communications, Inc. site is currently subject to conservation commitments that are associated with previous Department of the Army Permit authorizations. Should authorization for the proposed activities be permitted these conservation commitments would have to be modified.



PROJECT NO.: #04074



VICINITY MAP

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138
BOROUGH OF CARLSTADT
BERGEN COUNTY, NEW JERSEY

McNALLY ENGINEERING, L.L.C.

Certificate of Authorization 24GA27928700, exp. 8/31/06

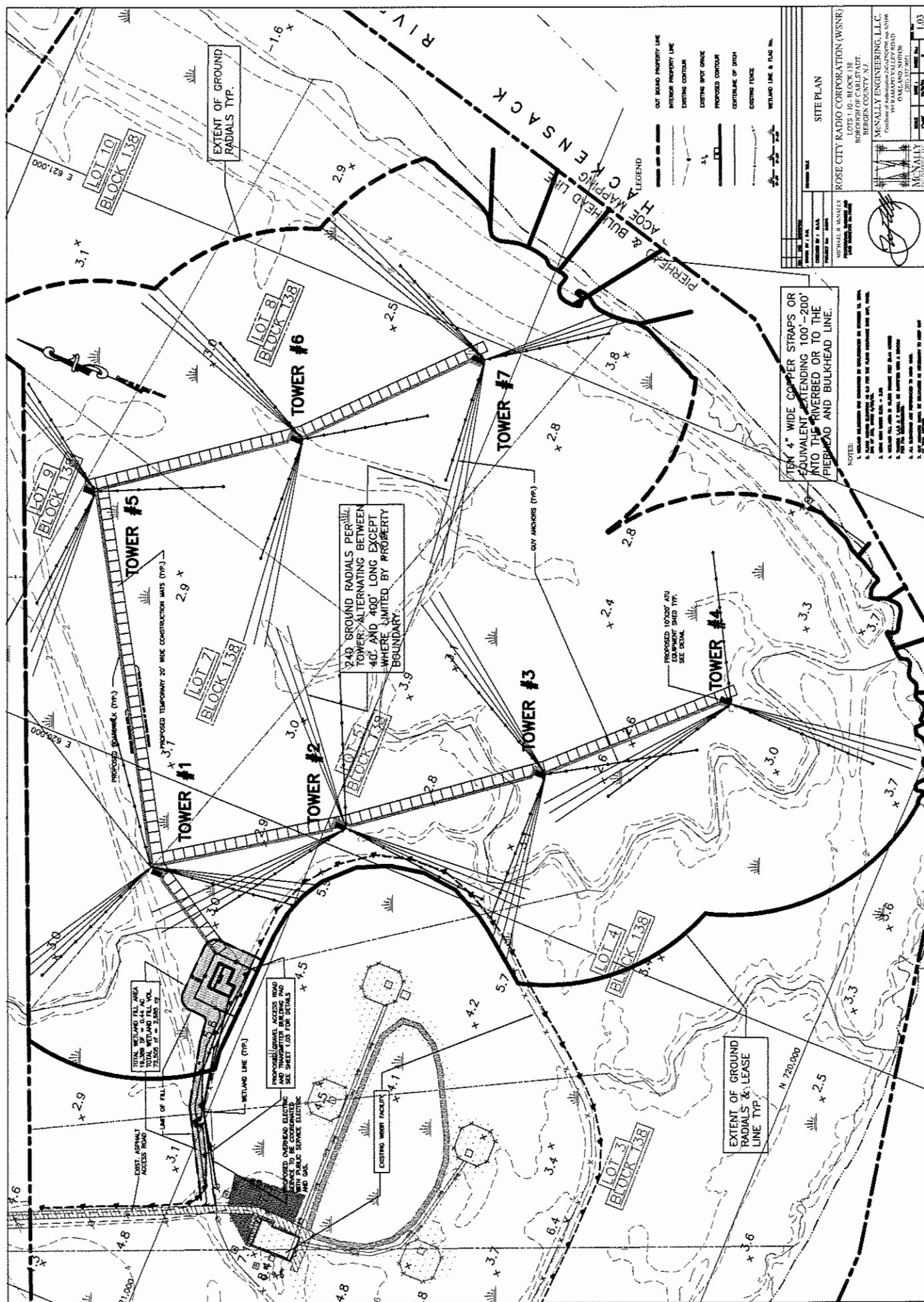
393 RAMAPO VALLEY ROAD
OAKLAND, NJ 07436
(201) 337-9051

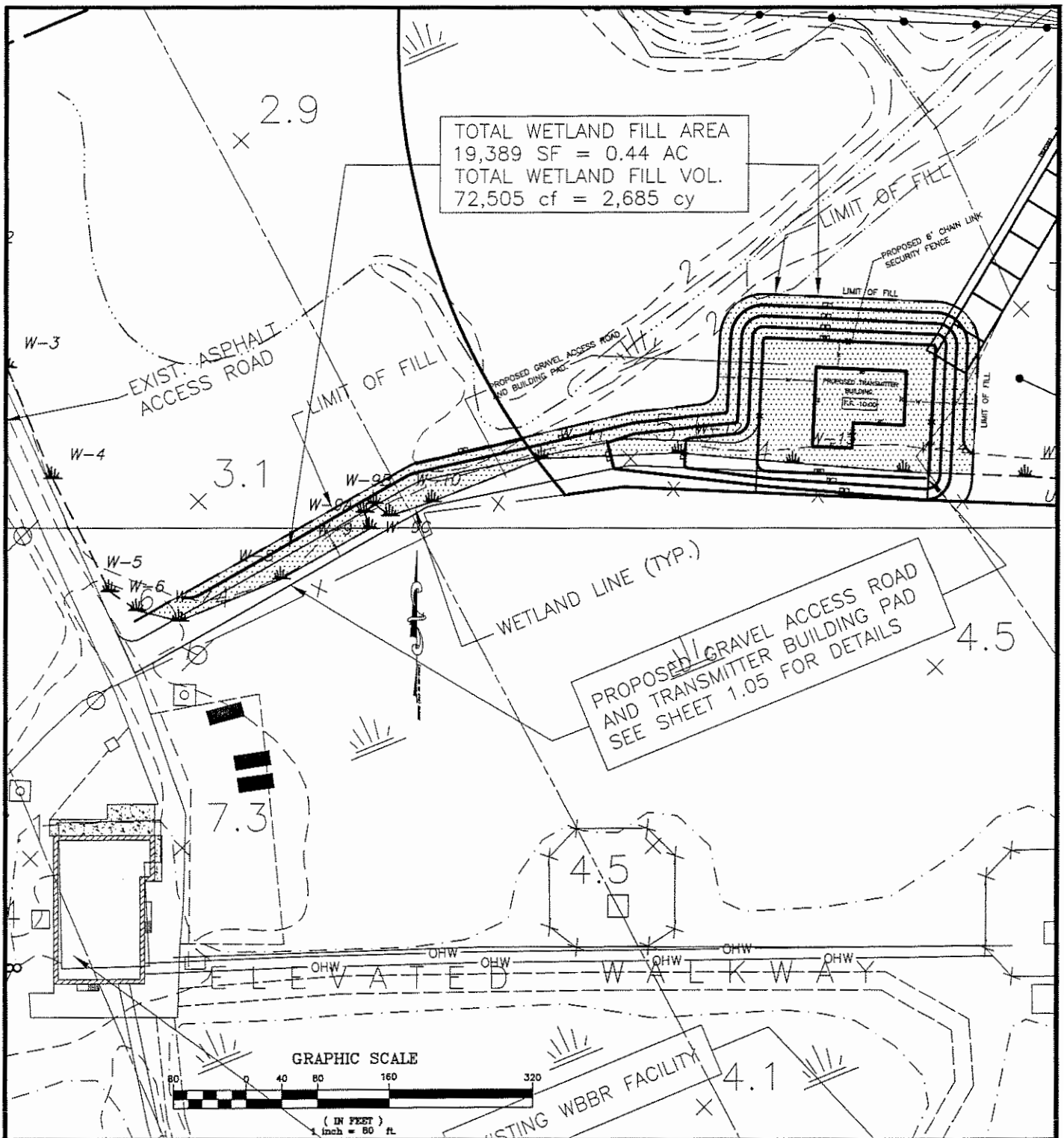
SCALE: AS SHOWN

DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-1





PROJECT NO.:

#04074

PARTIAL SITE PLAN

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138

BOROUGH OF CARLSTADT

BERGEN COUNTY, NEW JERSEY

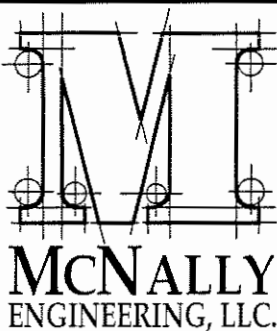
McNALLY ENGINEERING, L.L.C.

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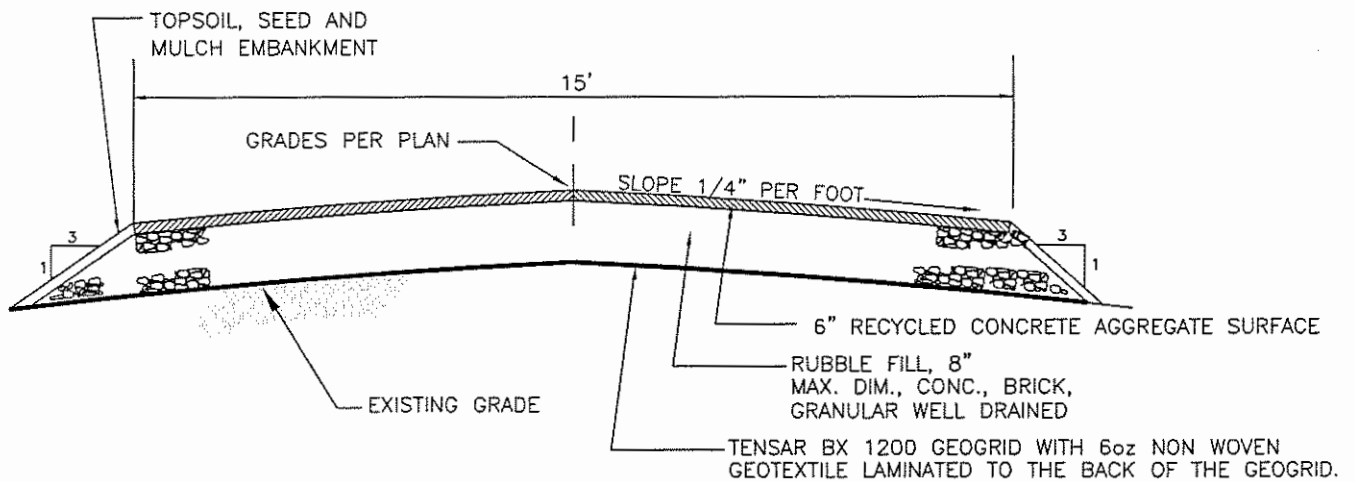


SCALE: 1" = 80'

DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-2



GRAVEL ACCESS ROAD

N.T.S.

PROJECT NO.:

#04074



GRAVEL ACCESS ROAD

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138

BOROUGH OF CARLSTADT

BERGEN COUNTY, NEW JERSEY

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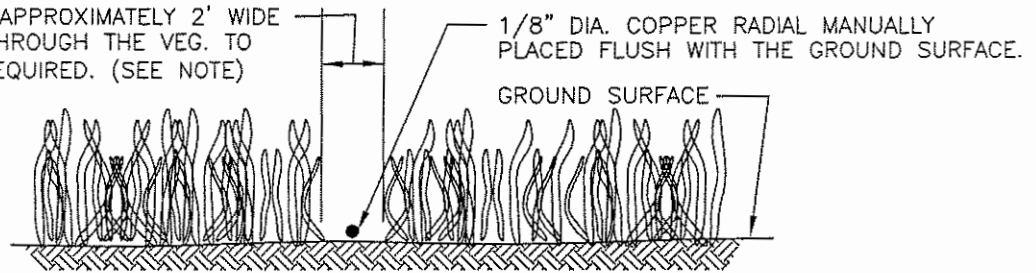
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DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-3

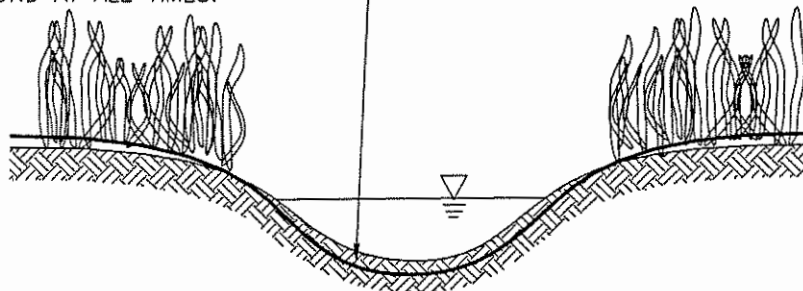
CONTRACTOR TO HAND-CUT APPROXIMATELY 2' WIDE SWATH ABOVE ROOT ZONE THROUGH THE VEG. TO INSTALL 1/8" RADIALS AS REQUIRED. (SEE NOTE)



ANTENNA GROUNDING DETAIL THRU WETLAND

NOT TO SCALE

1/8" DIA. COPPER RADIAL MANUALLY NOTCHED INTO THE BOTTOM OF THE DITCH AND SHALL FOLLOW THE CONTOURS OF THE GROUND AT ALL TIMES.



ANTENNA GROUNDING DETAIL THRU DITCH

NOT TO SCALE

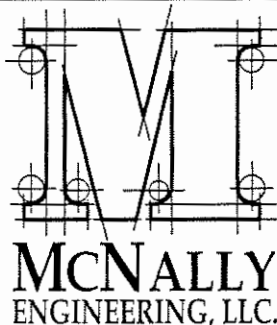
NOTE:

THE COPPER RADIAL WIRE WILL BE LAID BY HAND THROUGH THE USE OF CUSTOM MADE SPOOL FEEDERS. SPOOLS OF THE 1/8" INCH (0.125) COPPER RADIAL WIRE WILL BE MOUNTED ON CUSTOM MADE SPOOL FEEDERS WHICH WILL NOTCH THE WIRE INTO THE GROUND SURFACE. WHERE RADIALS AND STRAPS CROSS DITCHES, THEY WILL BE NOTCHED INTO THE BOTTOM OF THE DITCH SO AS NOT TO CAUSE AN OBSTRUCTION. UTILIZING A HAND-HELD WEED TRIMMER/BRUSH CUTTER LABORERS MAY CUT APPROXIMATELY TWO FOOT WIDE SWATHS OF VEGETATION WHERE REQUIRED TO PERMIT THE PLACEMENT OF THE RADIAL WIRE AND 4" INCH RADIAL CONNECTOR STRAPS.

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PROJECT NO.:

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ANTENNA GROUNDING PLAN

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138

BOROUGH OF CARLSTADT

BERGEN COUNTY, NEW JERSEY

McNALLY ENGINEERING, L.L.C.

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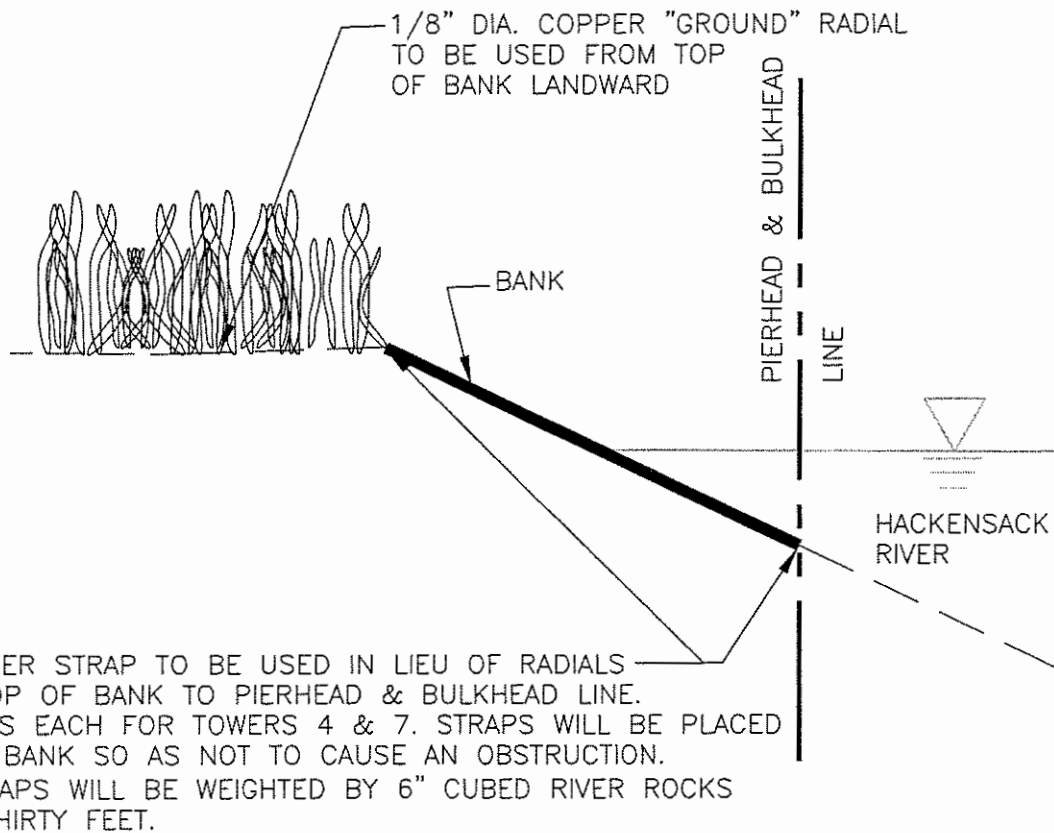
(201) 337-9051

SCALE: AS SHOWN

DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-4



ANTENNA GROUNDING SECTION WITHIN HACKENSACK RIVER

NOT TO SCALE

REV. 3/18/2005

PROJECT NO.:

#04074

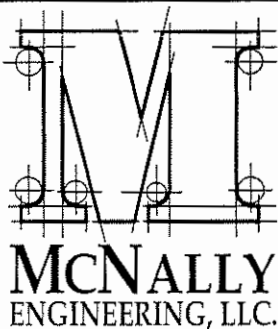
ANTENNA GROUNDING SECTION WITHIN HACKENSACK RIVER

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138
BOROUGH OF CARLSTADT
BERGEN COUNTY, NEW JERSEY

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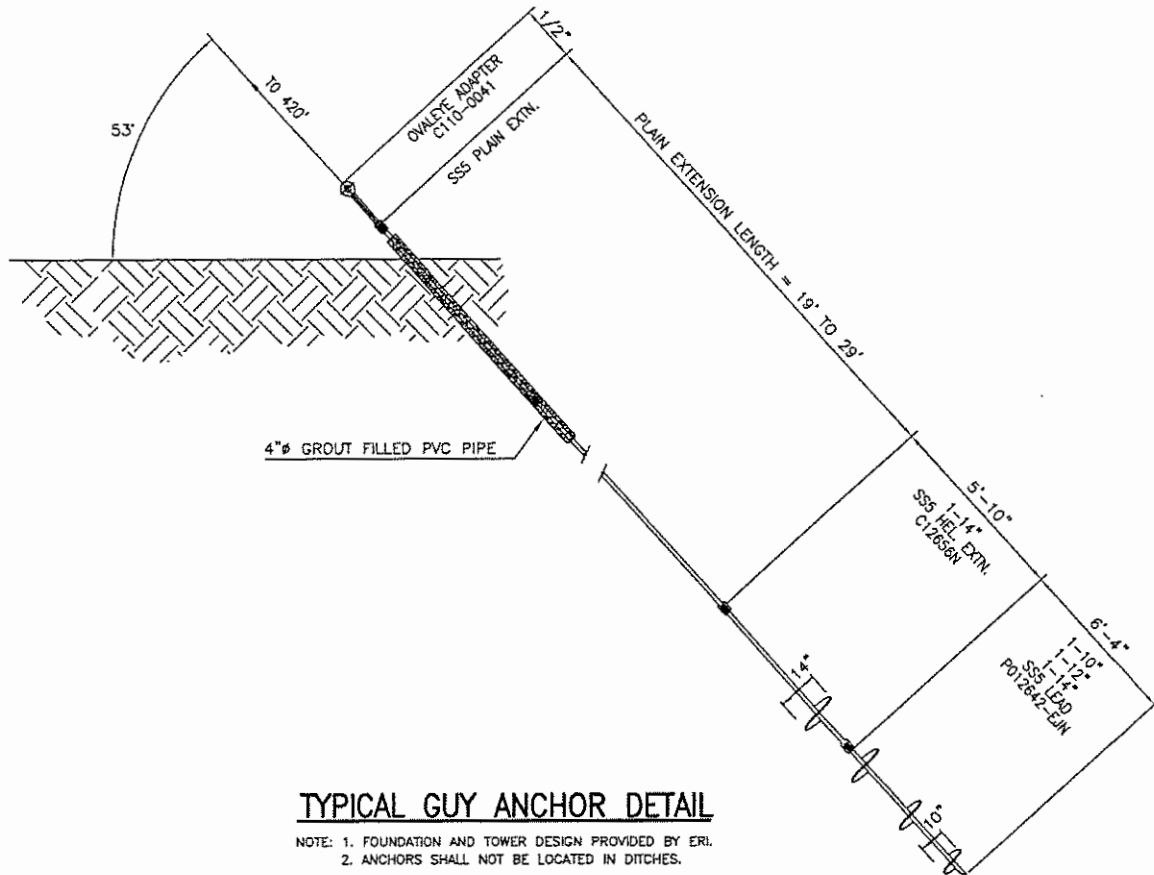


SCALE: AS SHOWN

DATE: 11/16/2004

SHEET NO.:

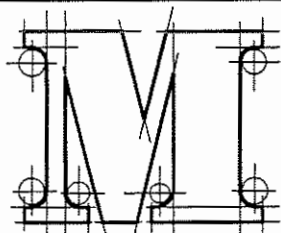
DWG. No.: Figure-5



REV. 3/18.2005

PROJECT NO.:

#04074



McNALLY
ENGINEERING, LLC.

TYPICAL GUY ANCHOR DETAIL

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138
BOROUGH OF CARLSTADT
BERGEN COUNTY, NEW JERSEY

Mc NALLY ENGINEERING, L.L.C.

Certificate of Authorization 24GA27928700, exp. 8/31/06

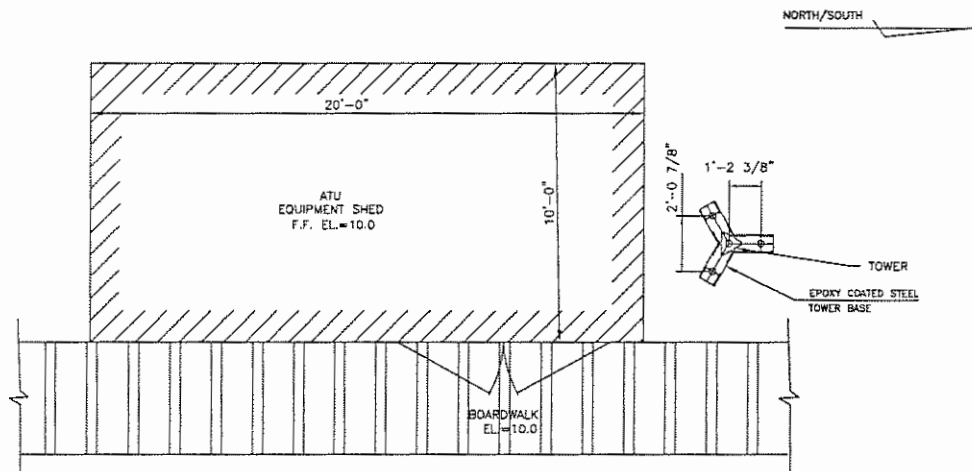
393 RAMAPO VALLEY ROAD
OAKLAND, NJ 07436
(201) 337-9051

SCALE: AS SHOWN

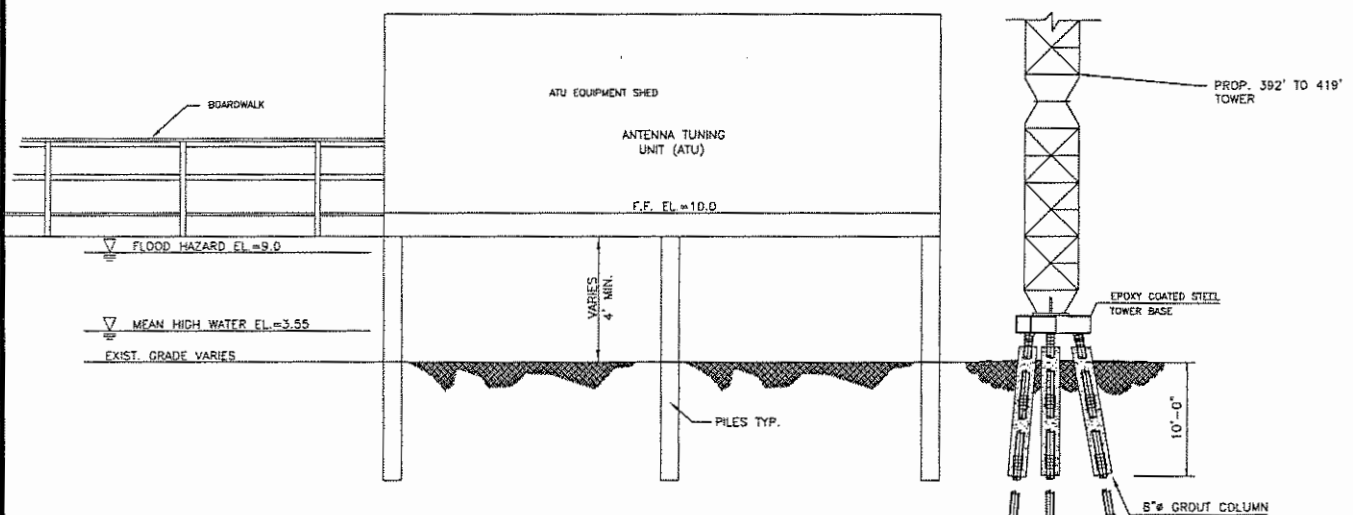
DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-6



TYPICAL TOWER BASE PLAN



TYPICAL TOWER FOUNDATION

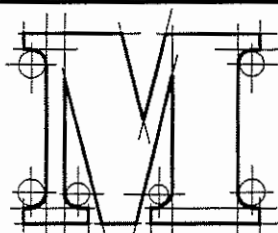
NOTES:

1. FOUNDATION AND TOWER DESIGN PROVIDED BY ERI.
2. ATU BASE SHALL HAVE A MINIMUM SEPARATION OF 4 FT. BETWEEN THE BOTTOM OF THE SLAB AND GRADE.
3. ATU SHALL BE ALIGNED IN THE NORTH/SOUTH DIRECTION RELATIVE TO THE 20 FOOT DIMENSION.
4. ALL ELEVATIONS ARE REFERENCED TO NGVD 1929.
5. FLOOD HAZARD ELEVATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, PANEL 266 OF 332, DATED 9/20/95.
6. TOWERS 1, 4, 5 & 7 ARE TO BE OUTFITTED WITH BEACON PER F.A.A. REQUIREMENTS.

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PROJECT NO.:

#04074



McNALLY
ENGINEERING, LLC.

TYPICAL TOWER FOUNDATION

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138

BOROUGH OF CARLSTADT

BERGEN COUNTY, NEW JERSEY

Mc NALLY ENGINEERING, L.L.C.

Certificate of Authorization 24GA27928700, exp. 8/31/06

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OAKLAND, NJ 07436

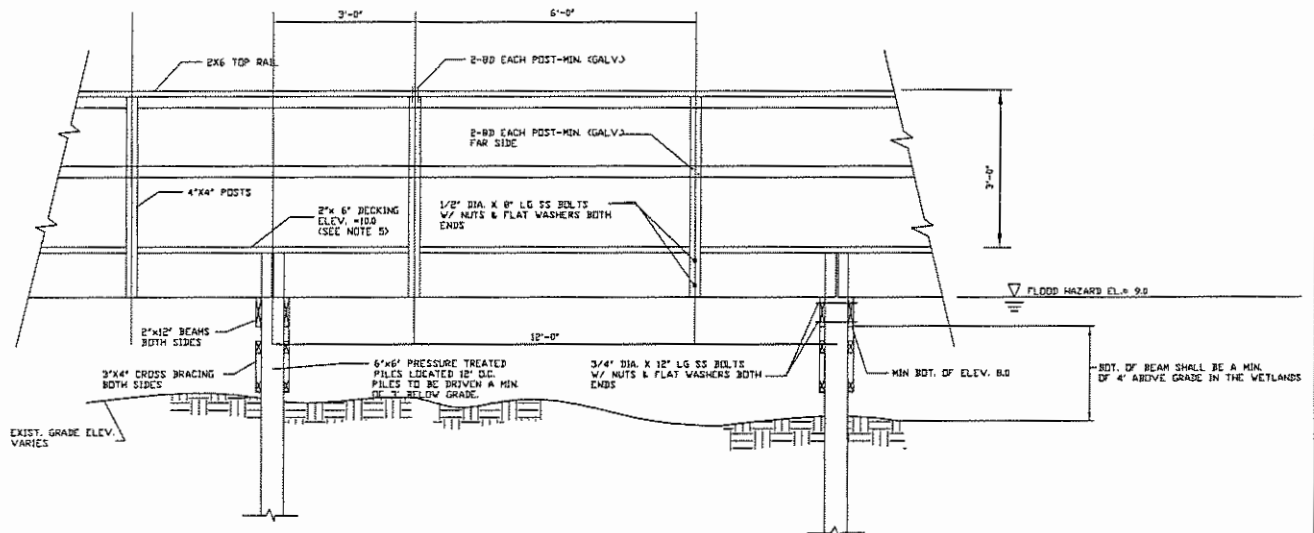
(201) 337-9051

SCALE: N.T.S.

DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-7



TYPICAL BOARDWALK PROFILE SECTION

NOT TO SCALE

NOTES:

1. ALL LUMBER TO BE PRESSURE TREATED. ALL BOLTS, NUTS & WASHERS TO BE S.S. ALL NAILS TO BE GALVANIZED.
2. FLOOD HAZARD ELEV. IS 9.0 PER FLOOD INSURANCE RATE MAP, PANEL 266 OF 332, DATED 9/20/95. THE MIN. EQUIPMENT SHED FLOOR ELEV. SHALL BE 10.0.
3. SPRING MEAN HIGH WATER ELEVATION IS 9.55.
4. TOWER CONTROL AND POWER CABLES TO BE FASTENED TO UNDER SIDE OF THE BOARDWALK IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. IN GENERAL, DECKING SHALL BE CONSTRUCTED AT A MINIMUM ELEV. OF 10.0.
6. DECKING SHALL HAVE A 1/2 INCH GAP BETWEEN PLANKS.
7. SECURITY GATE WITH LOCK SHALL BE MAINTAINED AT THE ENTRANCE OF THE BOARDWALK.
8. SUPPORT PILES TO BE LOCATED OUTSIDE OF DITCHES

REV. 3/18/05

PROJECT NO.:

#04074



TYPICAL BOARDWALK PROFILE SECTION

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138

BOROUGH OF CARLSTADT

BERGEN COUNTY, NEW JERSEY

McNALLY ENGINEERING, L.L.C.

Certificate of Authorization 24GA27928700, exp. 8/31/06

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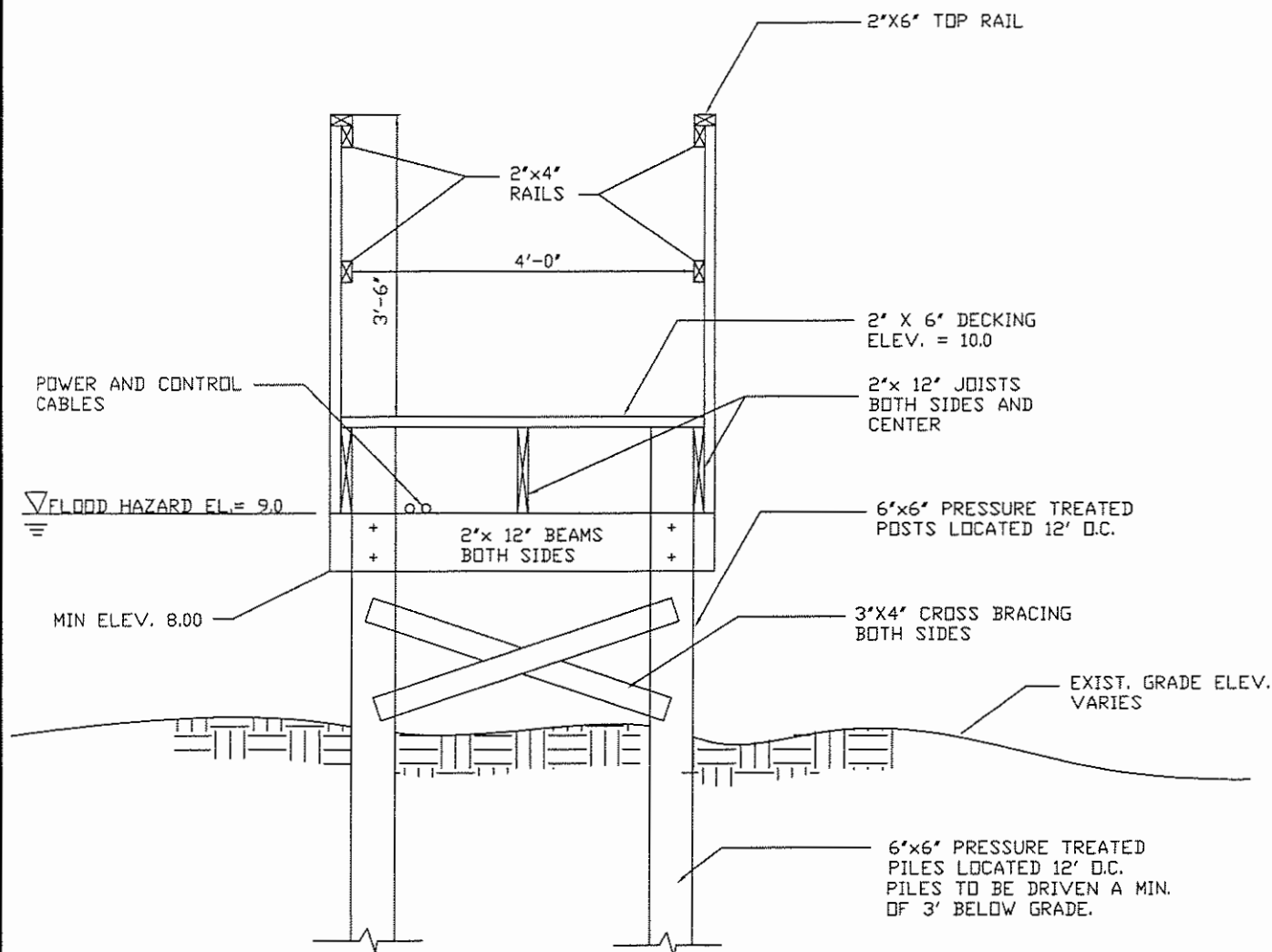
(201) 337-9051

SCALE: AS SHOWN

DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-8



TYPICAL BOARDWALK END SECTION

NOT TO SCALE

NOTE:

MAINTAIN 5' HIGH LOCKING WOODEN GATE AT ENTRANCE TO THE BOARDWALK.

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TYPICAL BOARDWALK END SECTION

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138

BOROUGH OF CARLSTADT

BERGEN COUNTY, NEW JERSEY

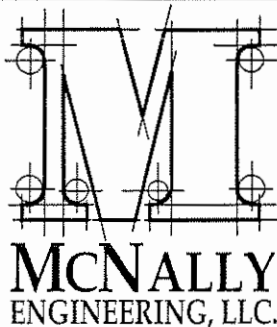
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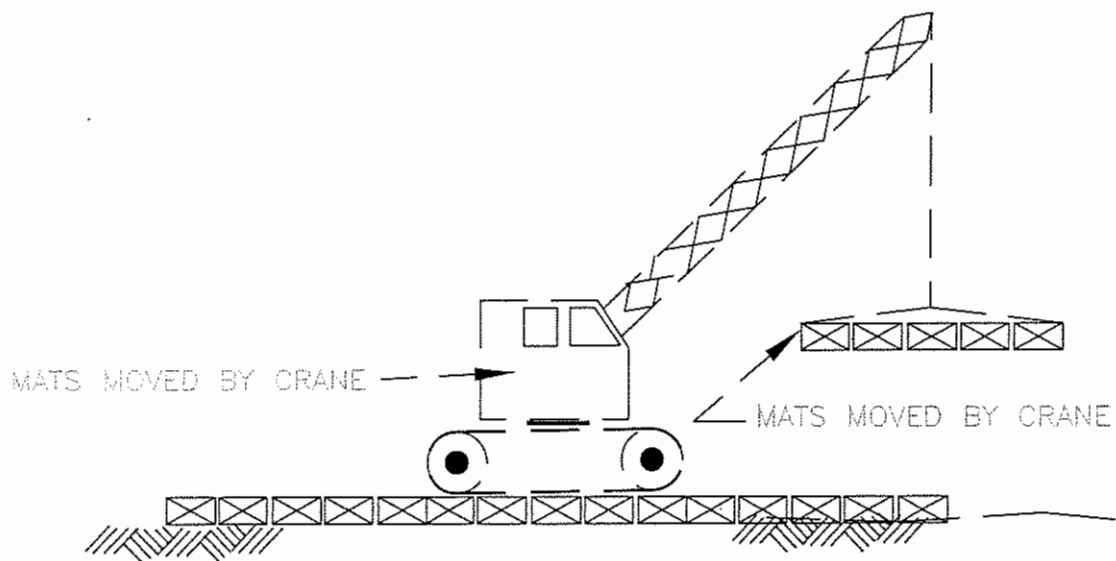


SCALE: AS SHOWN

DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-9



DETAIL OF TEMPORARY CONSTRUCTION MATS 20' X 20'

PROJECT NO.:

#04074

DETAIL OF TEMPORARY CONSTRUCTION MATS 20' X 20'



ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138

BOROUGH OF CARLSTADT

BERGEN COUNTY, NEW JERSEY

McNALLY ENGINEERING, L.L.C.

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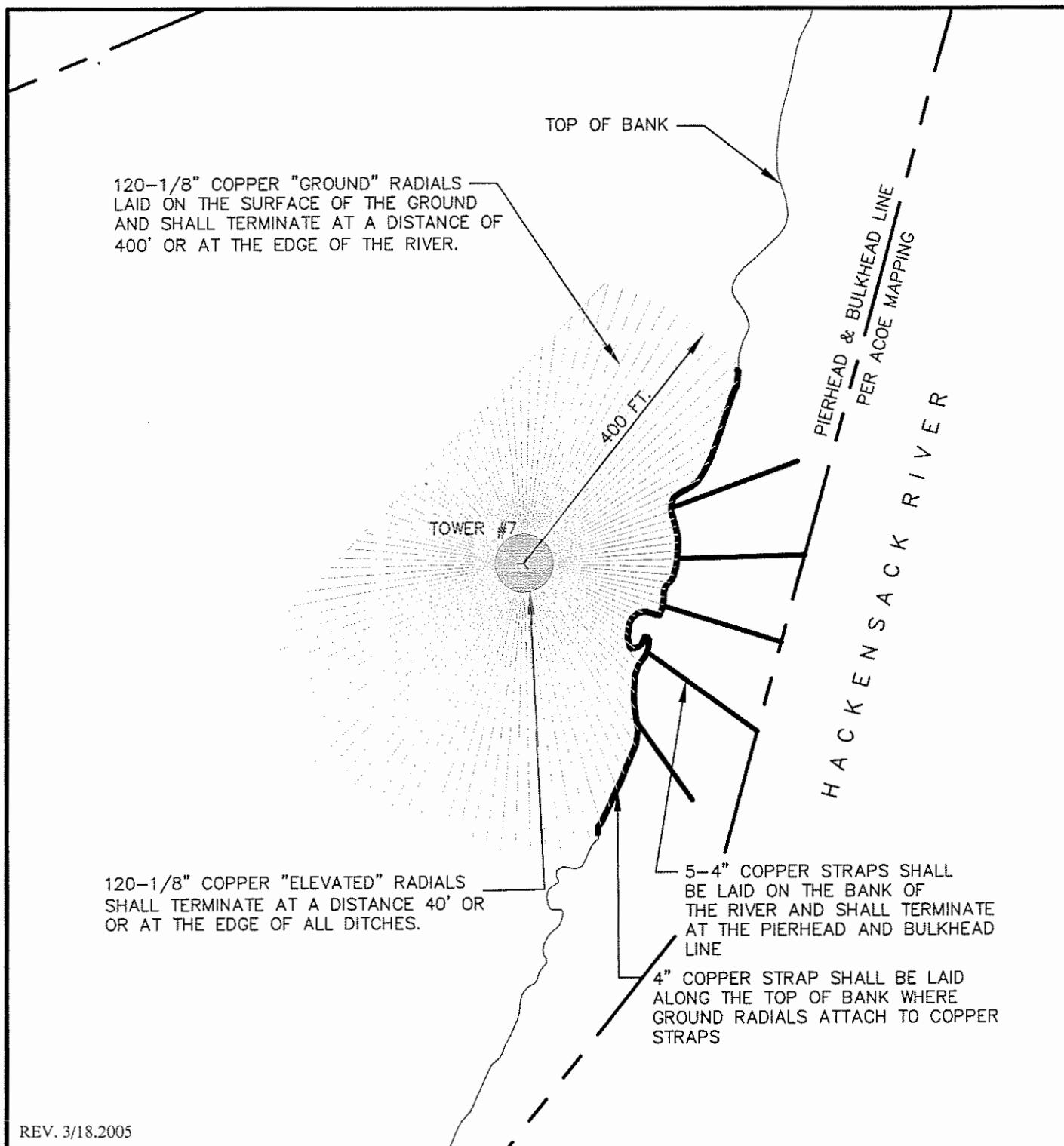
(201) 337-9051

SCALE: AS SHOWN

DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-10



REV. 3/18.2005

PROJECT NO.:

#04074

ANTENNA GROUNDING PLAN TOWERS 4 & 7

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138

BOROUGH OF CARLSTADT

BERGEN COUNTY, NEW JERSEY

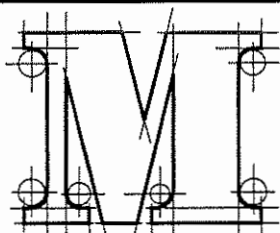
McNALLY ENGINEERING, L.L.C.

Certificate of Authorization 24GA27928700, exp. 8/31/06

393 RAMAPO VALLEY ROAD

OAKLAND, NJ 07436

(201) 337-9051



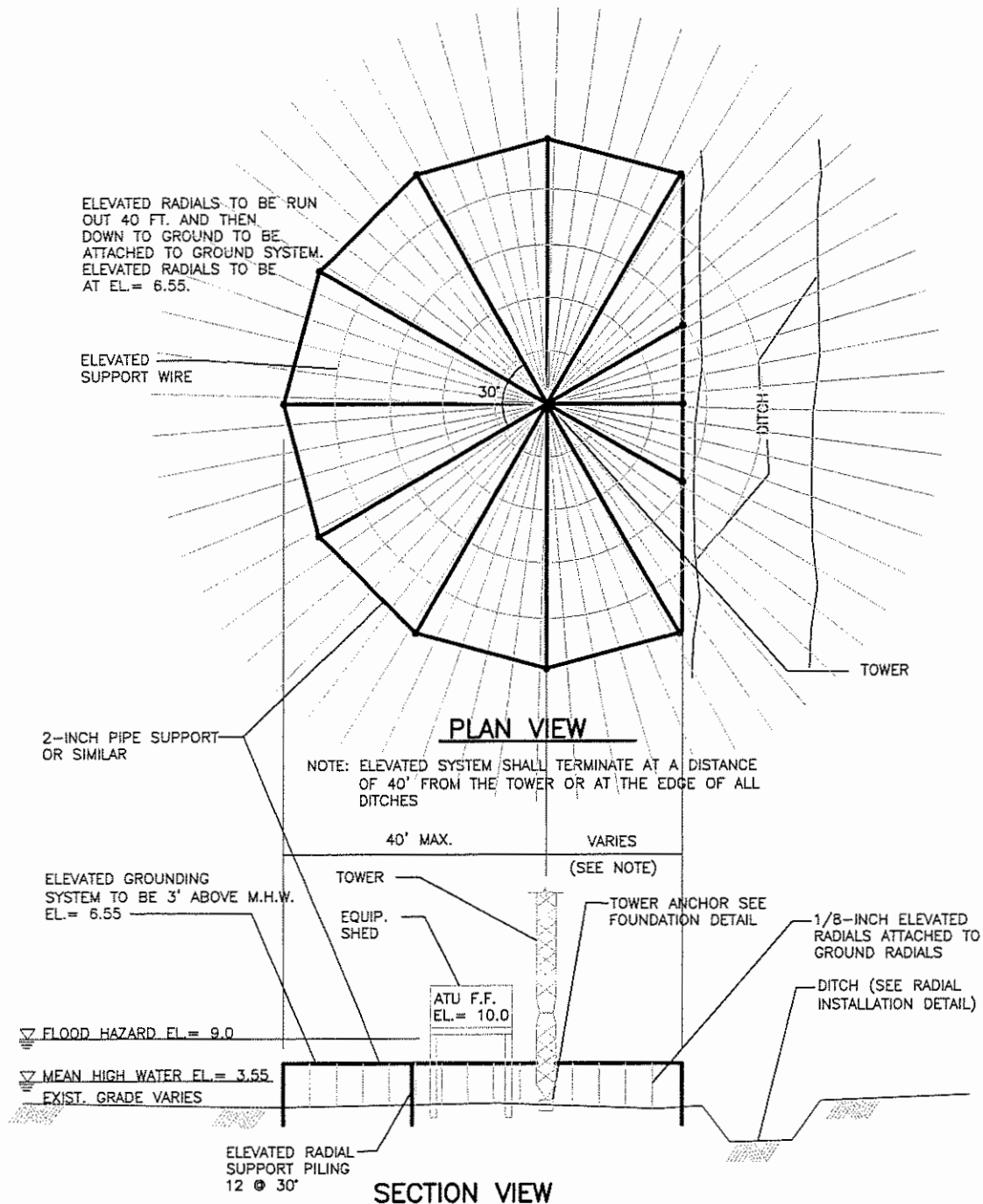
McNALLY
ENGINEERING, LLC.

SCALE: 1" = 200'

DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-11



ELEVATED GROUNDING DETAIL

NOT TO SCALE

REV. 3/18/2005

PROJECT NO.:

#04074

ELEVATED GROUNDING DETAIL

ROSE CITY RADIO CORPORATION (WSNR)

LOTS 1-10 - BLOCK 138

BOROUGH OF CARLSTADT

BERGEN COUNTY, NEW JERSEY

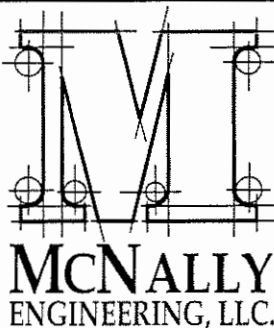
McNALLY ENGINEERING, L.L.C.

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OAKLAND, NJ 07436

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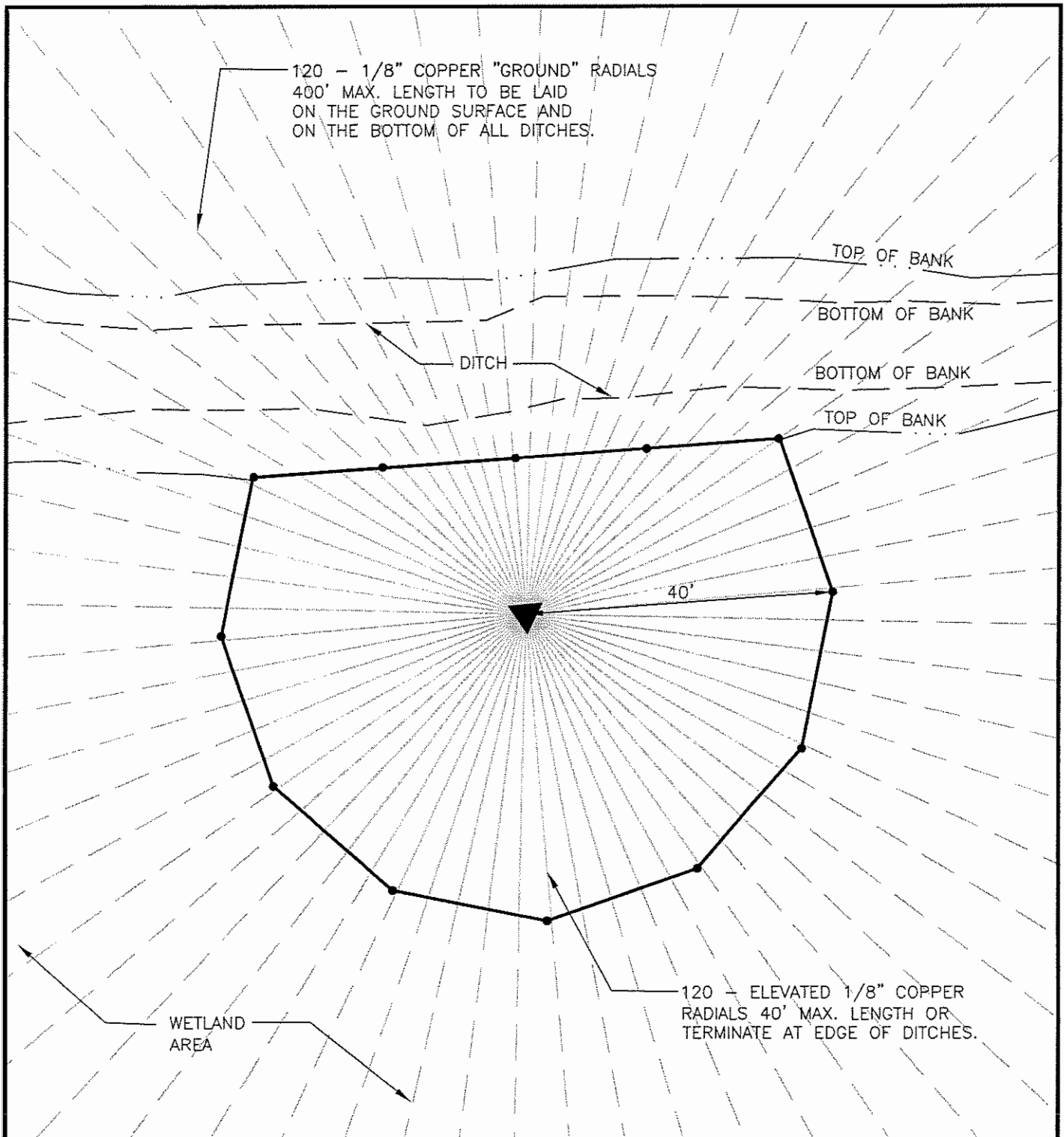


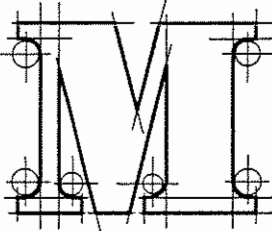
SCALE: N.T.S.

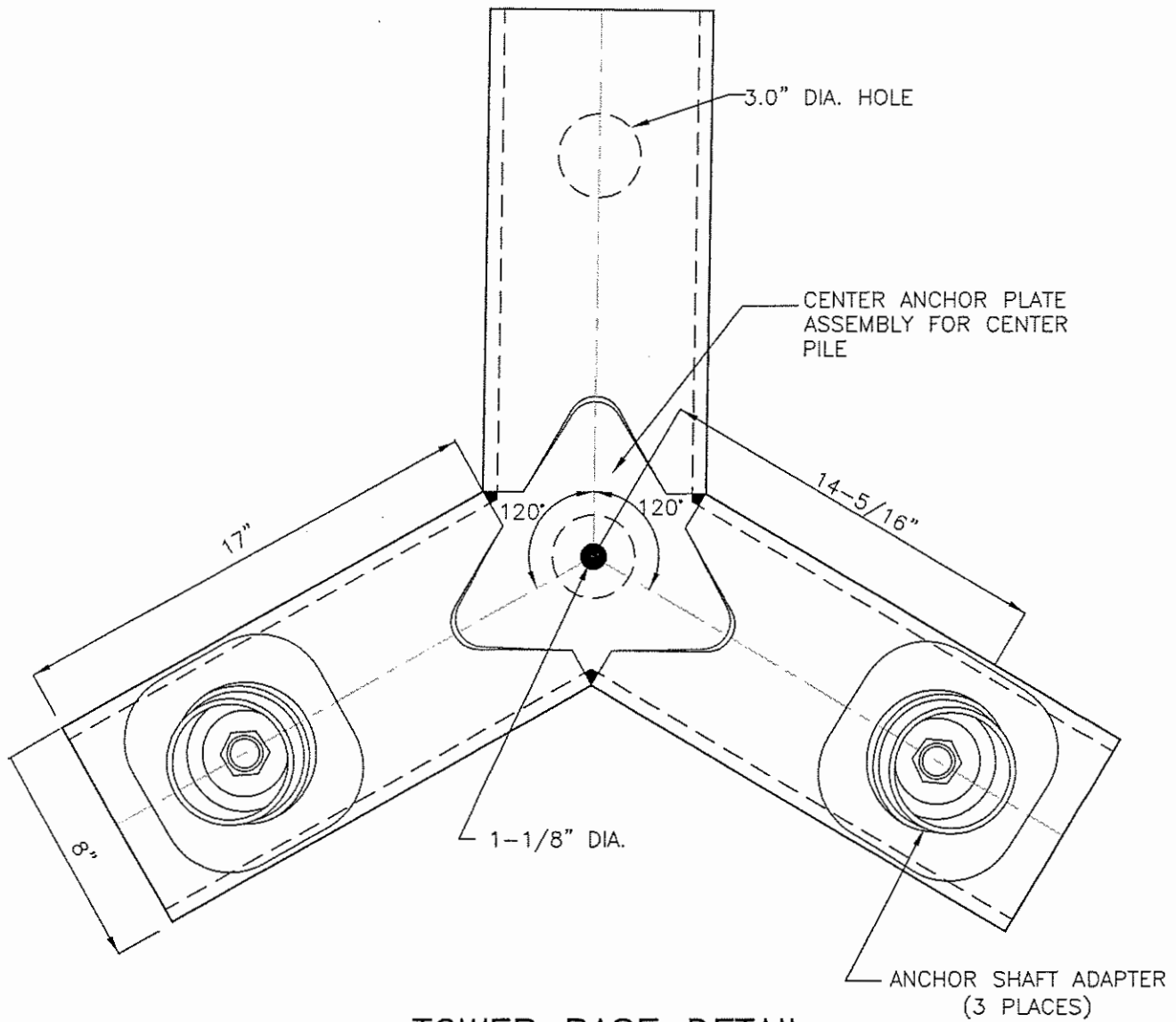
DATE: 11/16/2004

SHEET NO.:

DWG. No.: Figure-12

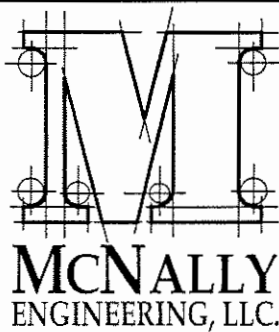


PROJECT NO.: #04074	TYPICAL GROUNDING PLAN			
 McNALLY ENGINEERING, LLC.	ROSE CITY RADIO CORPORATION (WSNR) LOTS 1-10 - BLOCK 138 BOROUGH OF CARLSTADT BERGEN COUNTY, NEW JERSEY			
	Mc NALLY ENGINEERING, L.L.C. Certificate of Authorization 24GA27928700, exp. 8/31/06 393 RAMAPO VALLEY ROAD OAKLAND, NJ 07436 (201) 337-9051			
SCALE: AS SHOWN	DATE: 3/18/2005	SHEET NO.:	DWG. No.: FIG. 14	



TOWER BASE DETAIL
NOT TO SCALE

PROJECT NO.: #04074



TOWER BASE DETAIL

ROSE CITY RADIO CORPORATION (WSNR)
LOTS 1-10 - BLOCK 138
BOROUGH OF CARLSTADT
BERGEN COUNTY, NEW JERSEY

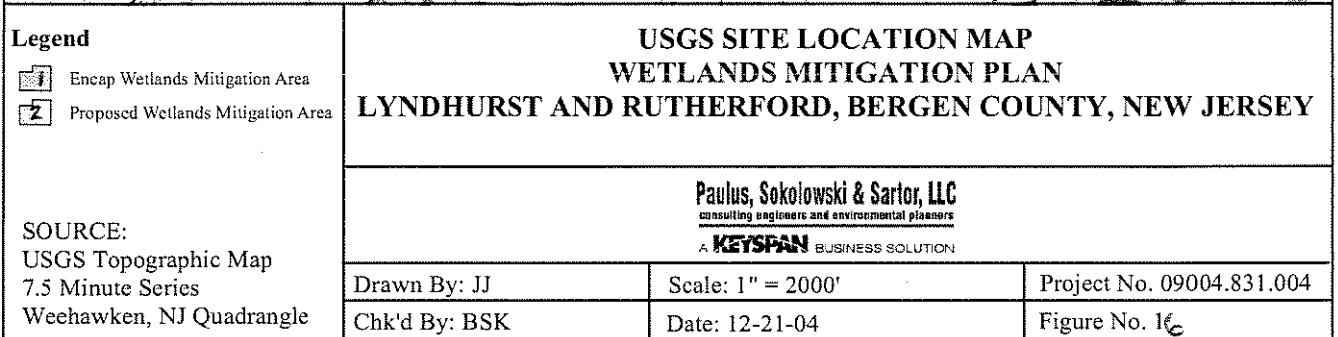
Mc NALLY ENGINEERING, L.L.C.
Certificate of Authorization 24GA27928700, exp. 8/31/06
393 RAMAPO VALLEY ROAD
OAKLAND, NJ 07436
(201) 337-9051

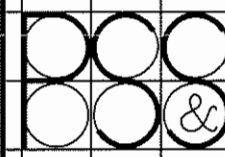
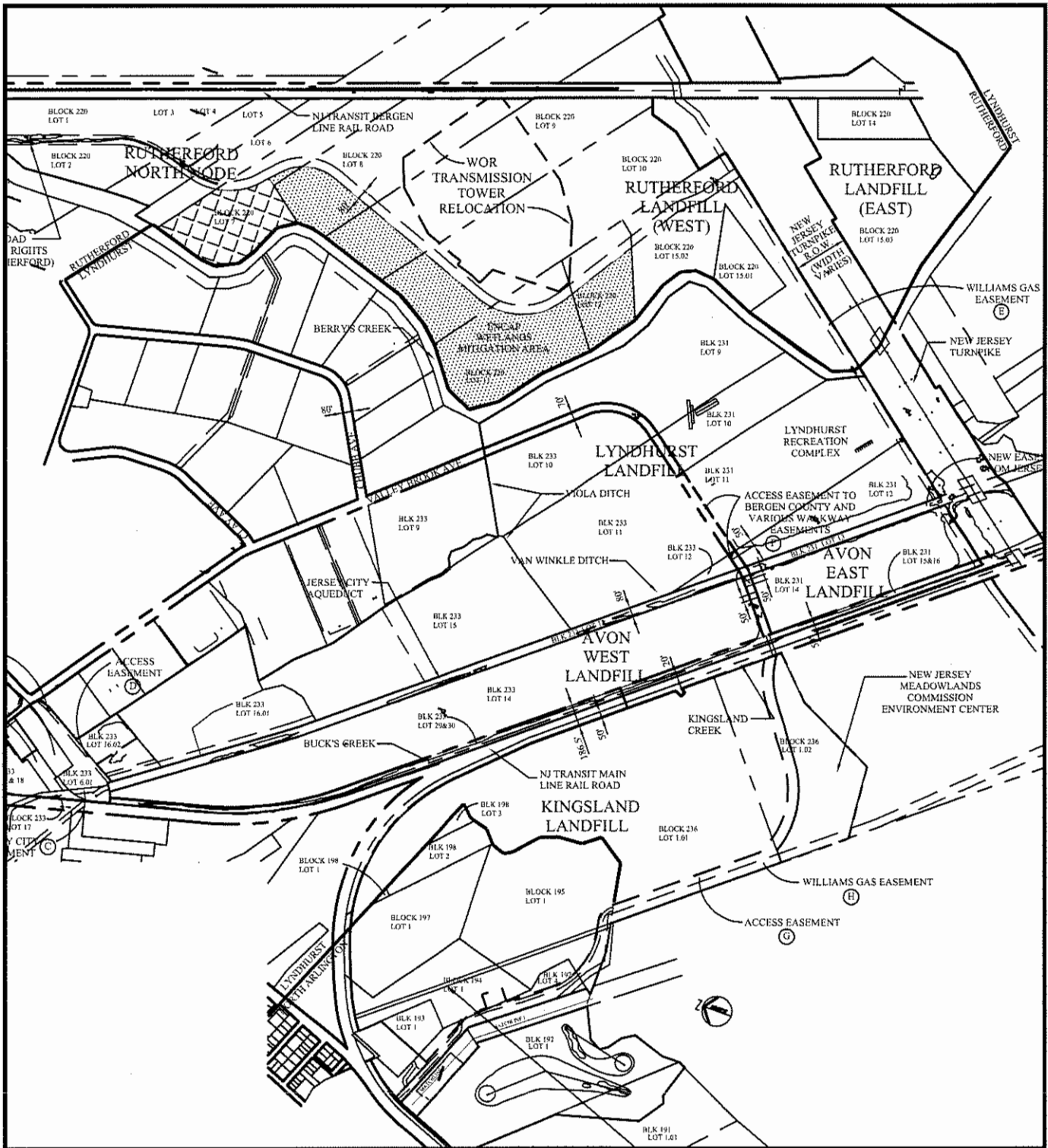
SCALE: AS SHOWN

DATE: 3/18/2005

SHEET NO.:

DWG. No.: Figure-15






**PAULUS
SOKOLOWSKI
and SARTOR**
CONSULTING ENGINEERS, LLC.

67A MOUNTAIN BOULEVARD EXTENSION
P.O. BOX 4039
WARREN, NEW JERSEY 07059
(732) 560-9700

**TAX MAP
WETLANDS MITIGATION PLAN
LYNDHURST AND RUTHERFORD, BERGEN COUNTY, NEW JERSEY**

LEGEND

-  ENCAP WETLANDS MITIGATION AREA
-  PROPOSED WETLANDS MITIGATION AREA

Drn. By: JJ

Scale: 1" = 1200'

Proj. No.: 09004.831.004

Ck'd By: BSK

Date: 12-21-04

Fig. No.: 17